

FEE \$ 10.⁰⁰/₁₀₀
 TCP \$ 1539.⁰⁰/₁₀₀
 SIF \$ 460.⁰⁰/₁₀₀

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Community Development Department

BLDG PERMIT NO. _____

Building Address 2933 ANNELE LANE
 Parcel No. MOTHER 2943-053-77-045
 Subdivision FOLLEST ESTATES II
 Filing 2 Block 4 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Sq. Ft. of Lot / Parcel 7210
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name MAX SNEEDON
 Address 2452 HOME RANCH CT
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SNEEDON CONSTRUCTION INC
 Address _____
 City / State / Zip _____
 Telephone 970-201-9098

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions None
 Voting District D Driveway Location Approval [Signature]
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

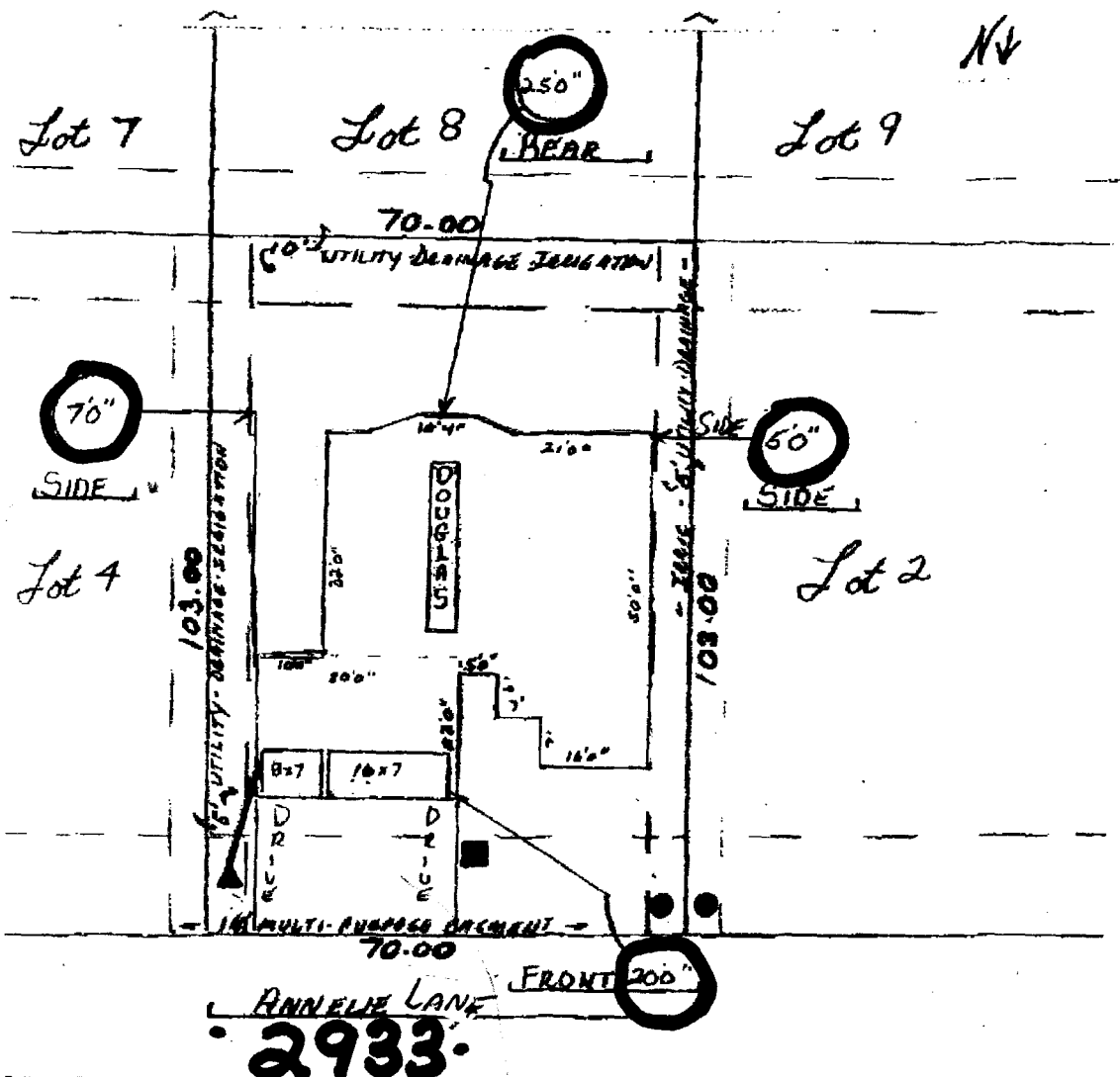
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9/1/06
 Department Approval [Signature] Date 9/2/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>Pd@CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/29/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2933 ANNIE LANE - LOT 3 - BLOCK 4 - FOREST ESTATES - FRUIT
SITE / PLOT PLAN - DOUGLAS MODEL - SCALE - 20' -



drive on 1/2/06

PREPARED BY: SNEDDON CONSTRUCTION INCORPORATED

ACCEPTED *1/2/06* *Bayleen Henderson*
 ANY CHANGES OR FEEDBACKS MUST BE
 APPROVED BY THE ARCHITECT BEFORE
 PROCEEDING WITH CONSTRUCTION
 PERMITTING AGENCIES AND
 LOCAL GOVERNMENT AGENCIES
 AND PROFESSIONAL ENGINEERS